

051.0

0004

0008.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

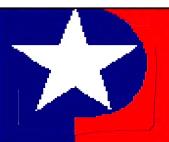
648,800 / 648,800

USE VALUE:

648,800 / 648,800

ASSESSED:

648,800 / 648,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		COURT ST PL, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEDREW MARK	
Owner 2:	
Owner 3:	

Street 1: 12 COURT ST PL	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 4,523 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1357 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4523		Sq. Ft.	Site		0	70.	1.17	11			Road Co	-5					369,535						369,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										35606
GIS Ref										GIS Ref
GIS Ref										GIS Ref
Insp Date										Insp Date
10/04/18										10/04/18

USER DEFINED

Prior Id # 1:	35606
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	19:19:27
PRINT	
Reval Dist:	
Fact Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT										Parcel ID	051.0-0004-0008.C
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	279,300	0	4,523.	369,500	648,800	648,800	Year End Roll	12/18/2019	
2019	101	FV	232,300	0	4,523.	369,500	601,800	601,800	Year End Roll	1/3/2019	
2018	101	FV	232,300	0	4,523.	248,100	480,400	480,400	Year End Roll	12/20/2017	
2017	101	FV	232,300	0	4,523.	237,600	469,900	469,900	Year End Roll	1/3/2017	
2016	101	FV	232,300	0	4,523.	216,400	448,700	448,700	Year End	1/4/2016	
2015	101	FV	220,700	0	4,523.	174,200	394,900	394,900	Year End Roll	12/11/2014	
2014	101	FV	220,700	0	4,523.	155,700	376,400	376,400	Year End Roll	12/16/2013	
2013	101	FV	229,000	0	4,523.	147,800	376,800	376,800		12/13/2012	

SALES INFORMATION										TAX DISTRICT		PAT ACCT.										
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes													
GRIMES DUANE L	26464-49		7/2/1996		130,000	No	No	Y														

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
3/13/2000	128	Alterati	51,000	C				RENOVATE HOUSE		10/4/2018	MEAS&NOTICE	PH	Patrick H						
										5/20/2009	Measured	197	PATRIOT						
										11/6/2000	Hearing Chag	201	PATRIOT						
										4/18/2000	Inspected	243	PATRIOT						
										1/6/2000	Mailer Sent								
										1/5/2000	Measured	277	PATRIOT						
										7/1/1991		PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 15 - Old Style	1	Rating: Good																								
Sty Ht: 1T - 1 & 3/4 Sty		A Bath: 1	Rating: Good																							
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																							
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																							
Frame: 1 - Wood		1/2 Bath:	Rating:																							
Prime Wall: 4 - Vinyl		A HBth:	Rating:																							
Sec Wall:	%	OthrFix:	Rating:																							
Roof Struct: 1 - Gable																										
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good																							
Color: BEIGE		A Kits: 1	Rating: Good																							
View / Desir:		Fpl:	Rating:																							
GENERAL INFORMATION				WSFlue:	Rating:																					
Grade: C - Average		CONDOS INFORMATION																								
Year Blt: 1930	Eff Yr Blt:	Location:																								
Alt LUC:	Alt %:	Total Units:																								
Jurisdct:	Fact: .	Floor:																								
Const Mod:		% Own:																								
Lump Sum Adj:		Name:																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Functional:				Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster		Economic:		Special:				Interior:		2	3	1														
Sec Int Wall:	%	Override:						Additions:																		
Partition: T - Typical								Kitchen:																		
Prim Floors: 3 - Hardwood								Baths:																		
Sec Floors: 4 - Carpet	50 %	Total:	26.4 %					Plumbing:																		
Bsmt Flr: 12 - Concrete								Electric:																		
Subfloor:								Heating:																		
Bsmt Gar:								General:																		
Electric: 3 - Typical																										
Insulation: 2 - Typical																										
Int vs Ext: S																										
Heat Fuel: 1 - Oil																										
Heat Type: 3 - Forced H/W																										
# Heat Sys: 2																										
% Heated: 100	% AC:																									
Solar HW: NO	Central Vac: NO																									
% Com Wall	% Sprinkled:																									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 051.0-0004-0008.C										IMAGE												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N	Total Yard Items:	Total Special Features:										Total:														